

**DISTRICT OF COLUMBIA
BUILDING CODE SUPPLEMENT OF 2003
DCMR 12G PROPERTY MAINTENANCE CODE**

CHAPTER 2G DEFINITIONS

SECTION PM-201 GENERAL

Revise Section PM-201.3 to read as follows:

PM-201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *Building Code*, *Fire Code*, *Energy Conservation Code*, *Fuel Gas Code*, *Plumbing Code*, *Mechanical Code*, ASME A17.1, the *Electrical Code*, Abatement and Condemnation of Nuisance Properties Omnibus Act of 2000, 14 DCMR (Housing), or Rental Housing Act of 1985 as amended such terms shall have the meanings ascribed to them as in those codes.

CHAPTER 3G GENERAL REQUIREMENTS

SECTION PM-301 GENERAL

Add new Sections PM-301.4 through PM-301.6 to read to as follows:

PM-301.4 Materials. Material used in making any repair shall be of a quality and kind suitable for the purpose for which it is used, and of a kind normally used by a good mechanic in the appropriate trade. Each Repair shall be done in a workmanlike manner.

PM-301.5 Prohibited Acts. A tenant shall not do or permit any person on the premises with the tenant's permission to do any of the following: (a) Willfully or wantonly destroy, deface, damage, impair, or remove any part of the structure or dwelling unit; or (b) Willfully or wantonly destroy, deface, damage, impair, or remove any part of the facilities, equipment, or appurtenances to the dwelling unit.

PM-301.6 Extension. Any owner who is served with an order pursuant to PM-305 shall comply with the order within ten (10) days of its service upon him or her or shall obtain an extension of the ten (10) day period from the Director of the Department of Health. No extension shall exceed thirty (30) days, but thirty (30) day extensions may be renewed at the discretion of the Director of the Department of Health.

SECTION PM-302 EXTERIOR PROPERTY AREAS

Add new Section PM-302.7.3 to read to as follows:

PM-302.7.3 Storm water management facilities. Storm water management facilities constructed pursuant to D.C. Storm Water Management Regulations shall be inspected and maintained in good condition and repair, including all graded surfaces, conveyance, basins, drains, structures, vegetation and other protective devices for storm water management, using established guidelines and procedures and approved by the official charged with the administration and enforcement of the D.C. Storm Water Management Regulations, 21 DCMR 526-535 and the requirements of D.C. Law 5-188, Water Pollution Control Act of 1984, as amended.

SECTION PM-303 EXTERIOR STRUCTURE

Revise Section PM-303.14 to read as follows:

PM-303.14 Insect screens. During the period from April 15 to October 15, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved

tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

**CHAPTER 5G PLUMBING FACILITIES
AND FIXTURE REQUIREMENTS**

SECTION PM-505 WATER SYSTEM

Add new Section PM-505.5 to read to as follows:

PM-505.5 Inspections for Multiple Unit Buildings: The owner of a multiple dwelling, containing two (2) or more units served by domestic water heating facility common to more than one unit, shall cause the domestic water heating facility to be inspected by a qualified person between March 1 and September 1 of each year.

CHAPTER 6G MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION PM-602 HEATING FACILITIES

Revise Section PM-602.3 to read as follows (maintain Exceptions to this Section):

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15th to May 15th to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms.

Revise Section PM-602.4 to read as follows (maintain Exceptions to this Section):

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 15th to May 15th to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Add new Sections PM-602.6 through PM-602.9 to read as follows:

PM-602.6 Inspection as a Result of Notice of Violation: The owner of a single family dwelling, occupied in whole or in part by a tenant or tenants in which one (1) or more housing violation notices were issued because of a defective heating system under the control of the owner, shall cause the furnace, boiler, or other central heating or hot water system to be inspected by a qualified person in the period between March 1 and September 1 subsequent to the issuance of the violation notices.

PM-602.7 Inspections for Multiple Unit Buildings: The owner of a multiple dwelling, containing two (2) or more units, shall cause the furnace, boiler, or other central heating systems to be inspected by a qualified person between March 1 and September 1 of each year.

PM-602.8 Recordation of Inspections: The findings on inspections shall be recorded on forms approved by the Department within fifteen (15) days following the inspection and shall be delivered to the owner, who shall file a copy with the Department within seven (7) days of the receipt of the findings.

PM-602.9 Requirement of Written Certifications: The certifications required by the above Sections shall be in writing and shall be signed by the owner and by a "qualified person".

SECTION PM-608 AIR CONDITIONING

Add new Section PM-608.1 to read to as follows:

PM-608.1 General. The owner of a rental habitation, who provides air conditioning as a service either through individual air conditioning units or a central air conditioning system, shall maintain such unit or system in safe and good working condition so that it is capable of providing an inside temperature, in the rooms it is intended to serve, equal to the greater of (i) seventy-eight degrees Fahrenheit (78 degrees F), or (ii) at least fifteen degrees Fahrenheit (15 degrees F) less than the outside temperature.

CHAPTER 7G FIRE SAFETY REQUIREMENTS

SECTION PM-702 MEANS OF EGRESS

Add new Sections PM-702.5 through PM-702.8 to read to as follows:

PM-702.5 Arrangements. Exits from dwelling units, rooming units, guestrooms and dormitory units shall not lead through other such units, or through toilet rooms or bathrooms.

PM-702.6 Exit signs. All means of egress shall be indicated with approved "Exit" signs where required by the building code. All "Exit" signs shall be maintained visible and all illuminated "Exit" signs shall be illuminated at all times that the building is occupied.

PM-702.7 Stairways, handrails and guards. Every exterior and interior flight of stairs having more than four risers and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Existing guard handrails shall not be less than 30 inches (762mm) nor more than 42 inches (1067mm) high, measured vertically above the nosing of the tread. Stairways, handrails and guards shall be properly maintained.

PM-702.8 Stair identification: The interior and exterior of all stairway doors connecting more than three stories shall be provided with signage as required by Section 1005.3.2.4 through 1005.3.2.4.2 of the *District of Columbia Building Code*.

SECTION PM-704 FIRE PROTECTION SYSTEMS

Add new subsection PM-704.4 to read to as follows:

PM-704.4 Fire alarm systems. Fire alarm systems shall be in proper operating condition at all times.

PM-704.4.1 Manual fire alarm boxes. All manual fire alarm boxes shall be operational and unobstructed.

PM-704.4.2 Automatic fire detectors. All automatic fire detectors shall be operational and free from any obstructions that prevent proper operation, including smoke entry.

Add new Section PM-705 to read to as follows:

SECTION PM-705 GENERAL PRECAUTIONS AGAINST FIRE

PM-705.1 Hazardous and combustible materials. Combustible, flammable, explosive or other hazardous materials, such as paints, volatile oils and cleaning fluids, or combustible *rubbish*, such as wastepaper, boxes and rags, shall not be accumulated or stored unless such storage complies with the applicable requirements of the *Building Code* and the fire prevention code listed in Chapter 8.

PM-705.2 Fire extinguishers. All portable fire extinguishers when required by previous or present Building or Fire Prevention Codes, shall be visible, provided with ready access thereto, and maintained in an efficient and safe operating condition. Extinguishers shall be of an approved type. Fire extinguishers shall be maintained in accordance with NFPA 10 as referenced in the District of Columbia Fire Prevention Code.